

DRAFT Minutes of Planning Commission Meeting December 15, 2014

Roll Call: 7:05 pm

Planning Commissioners present were Supplee, Jeffrey, and Dollenmaier. Michele Braun was present as Clerk.

Approval of Minutes

Dollenmaier moved to approve the minutes of Meeting 1411, November 17, 2014; Supplee seconded the motion. **The motion passed 3-0-0.**

[Commissioner Beal arrives]

Zoning Districts Revisions

- Create a long table of uses including ours and Stowe's (and whoever) to make sure we have considered enough potential uses to satisfy JAM Golf requirements.
- How many parcels are <30 acres, >10, in LDR.
- How many lots are affected? Lots in 3 acre districts > 6 acres; Lots in 5 acre > 10; Lots in 10 > 20, <30.
- How does this change build out?
- How about a 30 acre minimum with a higher density overlay – distance from road, soil type, slope, and existing development.
- Example of overlay districts
- Non-residential parking requirements.

Next meeting will be focused on Mobile Home Parks, looking at the state's guidance document and St. Johnsbury's regulations.

Supplee moved to adjourn. Dollenmaier seconded the motion. **The motion passed 4-0-0.**

Adjournment: 8:40 pm

**Next Special Planning Commission Meeting scheduled for January 6, 2015.*

**Next Regular Planning Commission Meeting scheduled for January 19, 2015.*

These minutes are subject to change at the next regular meeting; however, they are substantially correct.